

MINUTES

Minutes of the Meeting of the **Development Management & Licensing Committee** held at **Tavistock Town Hall** on Wednesday 15th September, 2021 at 5.35pm.

PRESENT

Councillor P Ward **Chairman**
Councillor J Ellis **Vice Chairman**

Councillor A Hutton **Mayor – ex officio**
Councillor Mrs U Mann **Deputy Mayor – ex officio**

Councillors Ms L Crawford, Mrs G Parker, B Smith, P Squire and A Venning

IN ATTENDANCE

Assistant to the Town Clerk
Councillor Mrs A Johnson (Ward Member)
2 members of the public

Prior to the start of the Meeting the Committee received representation in respect of Planning Applications 0723/21/FUL and 3652/20/FUL, being considered later in the Meeting.

Noted That – all Members of Tavistock Town Council had been invited to attend this Meeting.

160. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor A Fey.

161. CONFIRMATION OF MINUTES

RESOLVED THAT The Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 24th August, 2021 be confirmed as a correct record and signed by the Chairman (Appendix 1).

162. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this point in the Meeting.

163. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

164. TOWN PLANNING ISSUES

- a) The Committee considered the proposed changes to Disabled Parking and Control of Waiting as detailed in (No. 26) Amendment Order in Tavistock (Appendix 2).

No issues were raised with regard the proposed changes, therefore it was;

RECOMMENDED THAT Tavistock Town Council 'note' the Amendment Order.

165. GENERAL CORRESPONDANCE

No items received.

166. NEIGHBOURHOOD DEVELOPMENT PLANNING (NDP)

The Committee received a verbal update from Councillor Mrs U Mann, Chairman of the NDP Steering Group.

Councillor Mrs Mann confirmed;

- that an update had been provided at the Council Meeting on the 14th September;
- that the next meeting of the Steering Group was scheduled for 29th September, 2021, and would be a virtual meeting;
- that a plan for the delivery of the Neighbourhood Plan would be put in place once a Project Manager had been appointed;
- that tenders had been issued for the above appointment, and had been issued to persons recommended to the Town Council by Councils which had already undertaken the drafting of a Neighbourhood Plan.

167. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN

No matters brought forward.

168. PLANNING DECISIONS and APPLICATIONS

a) Planning Decisions

Planning Decisions by West Devon Borough Council were attached at Appendix A. (Appendix 3).

b) NEW Planning Applications

New Planning Applications to West Devon Borough Council.

RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration. (Appendix 4).

169. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee to be held on Monday 4th October, 2021 at 5.30pm in Butchers' Hall (please note change of day and venue)

The Meeting closed at 6.30pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
DECISIONS (Appendix A) FOR MEETING 15.09.2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Devon County Council Application Social Services Offices Abbey Rise Tavistock PL19 9AS	Installation of external wall insulation system, the installation of air source heat pumps to existing boiler room and the installation of photovoltaic panels to the existing pitched roof areas	Support	Grant of Conditional Planning Permission	27 th August 2021
Mr W Southall Tavistock Town Council Sir Francis Drake Memorial Plymouth Road Tavistock	Erection of public information sign on the life of Sir Francis Drake	Support N.B. Cllr G Parker abstained	Conditional Approval	10 th August 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
P/A No. 1291/21/FUL				
Mr T Faircloth Land to the south of Vigers Hall Wilminstone PL19 0JT P/A No. 1791/21/FUL	Erection of stable block	Object on the following basis; Members had no fundamental objection to the erection of the stable block, however, the objection was made as: • No drainage/runoff report had been supplied; • No mention of a concrete apron being installed	Conditional Approval	9 th August 2021
Mr R Lezmore 11a Mount Tavy Road Tavistock PL19 9JB P/A No. 1880/21/HHO	Householder application for construction of patio (Retrospective) (Resubmission of 4205/19/HHO)	Neutral View – The Committee were satisfied the applicant had made the required alterations although were concerned by the objections of the Neighbour and the new height of the patio	Conditional Approval	13 th August 2021
National Care Group 35 Plymouth Road Tavistock PL19 8BS P/A No. 2120/21/LBC	Listed building consent for alterations including chimney repairs	Support – however Members would prefer to see the original doors reinstated. The absence of a Heritage Statement was also noted	Conditional Approval	13 th August 2021
Mr B Heartfield Uplands Down Park Drive Tavistock PL19 9AH	T15: Willow Tree – fell due to being dead	Not placed before TTC for consideration	Grant of Exemption	18 th August 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
P/A No. 2995/21/TEX				
Mrs K Maciver- Redwood 23 Dolvin Road Tavistock PL19 9EA P/A No. 2718/21/TEX	Lime Tree – fell due to rotting with honey fungus	Not placed before TTC for consideration	Grant of Exemption	18 th August 2021
Mr Hillier 1 Deer Park Lane Tavistock PL19 9HB P/A No. 2672/21/TCA	T1: Pterocarya fraxinifolia - Fell due to interference with adjacent trees; T2: Pterocarya fraxinifolia - Crown raise to 5m from ground level and removal of 3 limbs at approx. 3m from ground level on East side to provide clearance for Magnolia tree	Neutral view – refer to Tree Specialist	No Objections Raised	18 th August 2021
Ms J Bonney Finni Gilli St John's Tavistock PL19 9RF P/A No. 2656/21/TEX	T1: Douglas Fir – fell due to damage to roots and risk of collapse	Not placed before TTC for consideration	Refusal of Consent	18 th August 2021
Mrs L Sambells 3 Manor Close Tavistock PL19 8RF P/A No. 2639/21/TPO	T1, T2 & T3: Beech - Lateral reduction on East side by approx. 3- 4m, due to trees encroaching on garden; T4: Beech - Remove snapped limb at 2m from ground level on East side and tidy crown with lateral	Neutral view – refer to Tree Specialist	Refusal of Consent with Agreed Lesser Works	18 th August 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
	reduction by 1m on all sides			
Mr D Swift 3 Hessary View Tavistock PL19 0EZ P/A No. 2592/21/TPO	T3: Ash - Fell due to Ash dieback	Neutral view – refer to Tree Specialist	Grant of Conditional Consent	18 th August 2021
Mr R Stone – Stonehaven Care Group Chollacott Nursing Home 61 Whitchurch Road Tavistock PL19 9BD P/A No. 2545/21/TPO	T1981: Cypress - Fell. Tree leaning over lawn and has damaged and failing limbs	Neutral View – refer to Tree Specialist	Grant of Conditional Consent	18 th August 2021
Mr W J Burt 1 Marshall Close Whitchurch Tavistock PL19 9RB P/A No. 1908/21/TPO	T1: Ash - Fell due to ash dieback	Neutral view – refer to Tree Specialist	Grant of Conditional Consent	18 th August 2021
Mr C Saunderson Whitchurch House Whitchurch Tavistock PL19 9EL P/A No. 2653/21/TEX	T1: Horse Chestnut – fell due to honey fungus replace with an English Oak (Quercus Robur)	Not placed before TTC for consideration	Grant of Exemption	18 th August 2021
Mr C Saunderson Whitchurch House Whitchurch Tavistock PL19 9EL	T1: Ash – fell due to Ash Dieback T2: - Fell due to Ash Dieback	Not placed before TTC for consideration	Grant of Exemption	18 th August 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
P/A No. 2683/21/TEX				
Mr C Saunderson Whitchurch House Whitchurch Tavistock PL19 9EL P/A No. 2652/21/TEX	T1: Beech (Fagus Sylvatica) – fell due to being dead, already replaced with English Oak (Quercus Robur)	Not placed before TTC for consideration	Grant of Exemption	18 th August 2021
Mr & Mrs Huxham Romany Chollacott Lane Tavistock PL19 9DD P/A No. 0890/21/HHO	Householder application for proposed two storey side extension with internal alterations	Support	Conditional Approval	24 th August 2021
Mr & Mrs Hoar 15 Hurdwick Road Tavistock PL19 8LW P/A No. 2077/21/HHO	Householder application for extension to dwelling	Support	Conditional Approval	25 th August 2021
Mr T Faircloth Higher Wilminstone Farm Wilminstone Tavistock PL19 0JT P/A No. 2845/21/ARC	Application for approval of details reserved by Condition 3 of Planning Permission 2565/19/FUL	Not placed before TTC for consideration	Discharge of Condition Approved	26 th August 2021
Mr J Sloman 51-55 Brook Street Tavistock PL19 0BJ	Application for approval of details reserved by Condition 11 of Planning Permission 1955/18/FUL	Not placed before TTC for consideration	Discharge of Condition Approved	24 th August 2021

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
P/A No. 3033/21/ARC				

TAVISTOCK TOWN COUNCIL

DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING

APPLICATIONS (Appendix B) FOR MEETING 15.09.2021

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr G De Val Froxfield Down Road Tavistock PL19 9AG	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213145	T1: Ash - Fell due to ash dieback	Neutral View refer to Tree Specialist
Baker Estates Limited Land At Plymouth Road Tavistock	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/210723	Hybrid application comprising full planning application for the erection of 44 residential dwellings, formation of access, associated public open space, landscaping and infrastructure; and outline planning application for 0.76ha of commercial land (use class E(g) - formerly B1 with all matters reserved, except means of access	Tavistock Town Council objects to application 21/0723 on the following grounds: 1. The application does not accord with the terms of allocation TTV17 in the extant and adopted Joint Local Plan (JLP), which includes 18,600 square metres of employment. Tavistock Town Council (TTC) is not convinced by the arguments made to justify deviation

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p>from the JLP and is of the opinion that the Local Planning Authority must refuse planning permission.</p> <p>2. The current application includes 2,500 square metres of employment on a 0.76 ha parcel of land. Taken together with the previous application for the "Linden" site, the two applications together leave a shortfall of 7,000 square metres. The JLP is clear that the allocation of 18,600 square metres of employment is in order not only to meet current needs but also to provide for the town's future needs and resilience. TTC is acutely aware that parishioners</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p>are worried about the expansion of housing in the town without accompanying expansion of employment opportunities .</p> <p>3. Paragraph 5.91 of the JLP specifies that the land to the north of the lane that bisects the allocation, the current application site, is suited principally for new employment uses, predominantly Use Class B1 whereas the land to the south is suited for residential purposes. The allocation of land is clearly shown on the Proposals map. TTC has not seen any convincing explanations for why the allocations specified in the JLP are</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p>being ignored.</p> <p>4. TTC rejects the argument that the adjacent Linden site already satisfies the employment allocation. This site cannot deliver 18,600 square metres of employment on the 2.0 ha site allocated. WDBC has agreed that the maximum would be 8,500 square metres. TTC understands that a conflict exists between the planning permission that has been granted and the draft s.106 agreement that raise doubt as to whether any employment space can be delivered.</p> <p>5. TTC rejects the argument that the availability of employment</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p>space elsewhere in the JLP area justifies failure to deliver the full allocation in Tavistock. TTC and parishioners do not wish to see Tavistock become a dormitory town for people working elsewhere with the associated commuting and harm to the environment and social structure of the town.</p> <p>6. TTC deplors the absence of affordable homes within the application site or the payment towards off-site affordable homes. TTC notes the viability argument but remains unconvinced. The JLP expects that 30% of homes within development</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			<p>s should be affordable.</p> <p>7. TTC has previously criticised the absence of contributions to local public transport and to primary school education and remains of the same opinion.</p>
<p>Baker Estates Limited Land to the South of Plymouth Road Tavistock</p>	<p>http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/203652</p>	<p>READVERTISEMENT (Revised plans received and amended development description) Hybrid application comprising full planning application for erection of 44 residential dwellings, formation of accesses, associated public open space, landscaping and infrastructure; and outline planning application for extra care facility for up to 60 units with all matters reserved, except means of access</p>	<p>Tavistock Town Council (TTC) considered the re-advertised application 20/3652 for the erection of 44 residential properties and an extra care facility on land south of Plymouth Road, Tavistock and saw no reason to withdraw the objection and reasons previously submitted in January 2021. The Local Planning Authority is asked to consider TTC's objection and comments together with the objection and comments relating to Application</p>

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
			21/0723 for the construction of 44 residential properties and 0.76 ha of commercial land.
Mrs A Hignett Moorpars 3 Bluebell Way Tavistock PL19 9SA	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213218	T1: Field Maple - Crown reduction on all sides by approx. 1.5m, tree causing excessive shading to gardens and overhanging garage roof and footpath	Neutral View refer to Tree Specialist
Whitchurch Community Primary School Road Whitchurch Tavistock PL19 9SR	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213314	T1: Oak - Dead wood removal (exempt); Lateral reduction by 4-5 metres on South West side due to overhanging play ground; T2: Ash - Fell as leaning over footpath	Neutral View refer to Tree Specialist
Ms A Keelan The Laurels 140 Whitchurch Road Tavistock Devon PL19 9DE	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213338	Householder application for proposed veranda, storm porch canopy and two-storey extension to detached dwelling	Support
Prof D Moles Morwellham Down Park Drive Tavistock PL19 9AH	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213092	: G17: Hornbeam x 4 & Beech x 1 - Crown height reduction by approx. 3m and lateral reduction by approx. 3m all sides on outer edge of group. Trees overhanging boundary fence and shed roof. Works required to maintain healthy trees and reduce overshadowing.	Neutral View refer to Tree Specialist
Mr R Teare Tindle News Group Ltd 14 Brook Street Tavistock PL19 0HD	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/213131	Single storey rear extension	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mrs S Eastwood Tavistock Golf Club Down Road Tavistock PL19 9AQ	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/211975	T1 & T2: Fir - Fell and remove as dead	Neutral View refer to Tree Specialist
Mrs J Colbourne 12 & 13 Ford Street Tavistock	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212512	Subdivision of first floor flats from two units to four units, modification to floor plan and replace wooden windows with sash UPVC	Object on the following basis- <ul style="list-style-type: none"> • no parking provision being made for the additional tenants; • the installation of UPVC windows is contrary to the Conservation Area Management Plan 2014
Mrs J Palmer 18 Deer Park Crescent Tavistock PL19 9HH	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212854	Householder application for demolition of attached garage and utility and replacement with proposed single-storey extension with roof accommodation	Support
Mr M Wilks 9 Trendle Gardens Tavistock PL19 0FF	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212946	Householder application for conservatory	Support
Mr Viggers and Mrs L Burbibge 21 Milton Crescent Tavistock PL19 9AL	http://apps.westdevon.gov.uk/PlanningSearch/MVC/Home/Details/212756	Householder application for domestic extension	Support